

TRANSFER
TAX
PAID

Doc # 2005015163
Book 8438 Page 0126

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WARRANTY DEED

Pfister Loving Trust of February 1, 1990, of Vassalboro, Kennebec County, Maine, for consideration paid, *grants* to **Richard Thomas and Margrit Thomas**, of Waterville, Kennebec County, Maine, with *Warranty Covenants*, as joint tenants, the land in Waterville, Kennebec County and State of Maine.

PARCEL ONE

A certain lot or parcel of land situated on the westerly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron rod set on the westerly right of way line of said road at the southeasterly corner of land now or formerly of Thomas F. Pierce; thence by the following courses and distances, to wit:

1. South eighteen degrees, fifty-four minutes, twenty-seven seconds West (S 18° 54' 27" W) along the westerly right of way line of said road, a distance of forty-eight and 39/100ths (48.39) feet to an iron rod set at a point of curvature on said road line; thence
2. In a general southwesterly direction following a curve to the right with a radius of nine hundred sixty and 00/100ths feet and with a central angle of eighteen degrees forty-three minutes, two seconds (18° 43' 02"), an arc distance of three hundred thirteen and 61/100ths (313.61) feet to an iron rod set at the northeasterly corner of land now or formerly of J. Hobart Pierce, Jr.; thence
3. North fifty degrees, eight minutes, ten seconds West (N 50° 08' 10" W) along the northerly line of land now or formerly of J. Hobart Pierce, Jr., a distance of six hundred two and 56/100ths (602.56) feet to a drill hole set at the northwesterly corner of land now or formerly of J. Hobart Pierce, Jr. and in the easterly line of land now or formerly of Richard Pierce; thence
4. North twenty-seven degrees, forty-three minutes, twenty-four seconds East (N 27° 43' 24" E) along the easterly line of land now or formerly of Richard Pierce, a distance of one hundred seventy-eight and 34/100ths (178.34) feet to an "X" chiseled on a rock at a southeasterly corner of the land described in the deed of Arthur W. Stetson to John H. Stetson, said deed dated August

JABAR, BATTEN, RINGER & MURPHY - ATTORNEYS AT LAW - ONE CENTER STREET - WATERVILLE, MAINE 04901

② J. B. R. Murphy

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15, 1957 and recorded in said Registry in Book 1088, Page 145; thence

5. North twenty-seven degrees, twenty-three minutes, thirty-nine seconds East (N 27° 39" E) along the easterly line of land now or formerly owned by Stetson a distance of two hundred six and 43/100ths (206.43) feet to an iron rod set at the southwesterly corner of land now or formerly of Thomas F. Pierce; thence
6. South forty-seven degrees, forty-six minutes, forty-seven seconds East (S 47° 46' 47" E) along the southerly line of land now or formerly of Thomas F. Pierce, a distance of six hundred five and 08/100ths (605.08) feet to the iron rod set at the point of beginning.

The above described lot contains two hundred twenty-two thousand, one hundred fifty-six (222,156) square feet, more or less, or five and 100/1000ths (5.100) acres and is a part of the premises shown on a survey entitled, "Plan of Property Owned by Katherine Pierce and the Personal Representatives of the Estate of J. Hobart Pierce", dated 12/93 and recorded in the Kennebec County Registry of deeds Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132".

Being the same premises conveyed to Pfister Loving Trust of February 1, 1990 by Warranty Deed of Faith Evangelical Free Church dated September 12, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7058, Page 301.

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PARCEL TWO

A certain lot or parcel of land situated westerly of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to-wit:

Beginning at an iron rod set on the westerly right of way line of the Marston Road at the northeasterly corner of the land conveyed by Janet Coughlin to Faith Evangelical Free Church by deed dated December 29, 1999 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 6128, Page 31; thence by the following courses and distances, to wit:

- 1) North forty-seven degrees, forty-six minutes, forty-seven seconds West (N 47° -46' - 47" W) along the northerly line of the land now or formerly owned by Faith Evangelical Free Church, a distance of six hundred five and

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08/100ths (605.08) feet to an iron rod set at the northwesterly corner of land now or formerly of said Church and set on the easterly line of the land conveyed by the Personal Representative of the Estate of John H. Stetson to Susanne B. Anich by deed dated July 17, 2001 and recorded in the Kennebec Registry of Deeds Book 6555, Page 122, the easterly line of said Anich is also the easterly line of the Town of Oakland; thence

- 2) North twenty-seven degrees, twenty-three minutes, thirty-nine seconds East (N 27° -23' -39" E) along the easterly line of land now or formerly owned by Susanne B. Anich and of the Town of Oakland, a distance of one hundred eighty and 52/100ths (180.52) feet to a drill hole set at the southwesterly corner of land now or formerly of Jeffrey Matranga, et al.; thence
- 3) South sixty-two degrees, thirty-six minutes, twenty-one seconds East (S 62° -36' -21" E) along the southerly line of land now or formerly owned by Jeffrey H. Matranga, et al., a distance of two hundred seventy-one and 32/100ths (271.32) feet, to an iron rod set on the westerly line of a right of way hereinafter described; thence
- 4) South twenty-seven degrees, thirty-five minutes, three seconds West (S 27° -35' -03" W) along the westerly terminus of said right of way, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence
- 5) South sixty-two degrees, twenty-four minutes, fifty-seven seconds East (S 62° -24' -57" E) along the southerly line of said right of way, a distance of two hundred eighty and 31/100ths (280.31) feet to an iron rod set for a corner on the westerly right of way line of the Marston Road; thence
- 6) South twenty degrees, thirty-eight minutes, twenty-seven seconds West (S 20° -38' -27" W) along the westerly right of way line of said road, a distance of two hundred eighty-six and 11/100ths (286.11) feet to an iron rod set at an offset in said right of way line; thence
- 7) North seventy-one degrees, five minutes, thirty-three seconds West (N 71° -05' -33" W) along said offset, a distance of three and 98/100ths (3.98) feet to an iron rod set at a corner; thence
- 8) South eighteen degrees, fifty-four minutes, twenty-seven seconds West (S 18° -54' -27" W) along the westerly right of way line of said road, a distance

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of twenty-four and 98/100ths (24.98) feet to the iron rod set at the point of beginning.

Together with a right of way for the purpose of ingress and egress and for the installation of utilities upon, under and over the land, bounded and described as follows, to-wit:

Beginning at an iron pin found on the westerly right of way line of the Marston Road at a southeasterly corner of the land now or formerly of Robert Reuman, et al.; thence by the following courses and distances, to-wit:

- 9) South twenty degrees, thirty-eight minutes, twenty-seven seconds West (S 20° -38' -27" W) along the westerly right of way line of said road, a distance of fifty and 37/100ths (50.37) feet to an iron rod set for a corner; the same rod called in Paragraph 5 above; thence
- 10) North sixty-two degrees, twenty-four minutes, fifty-seven seconds West (N 62° -24' -57" W) along a northerly line of the above described land, a distance of two hundred eighty and 31/100ths (280.31) feet to an iron rod set for a corner, the same iron rod called in Paragraph 4 above; thence
- 11) North twenty-seven degrees, thirty-five minutes, three seconds East (N 27° -35' -03" E) along an easterly line of the above described land, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner, the same iron rod called in Paragraph 3 above; thence
- 12) Continuing along the same bearing and along an easterly line of the Matranga lot, referenced above, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence
- 13) South sixty-two degrees, twenty-four minutes, fifty-seven seconds East (S 62° -24' -57" E) along a southerly line of the Matranga lot, a distance of one hundred fifty and 00/100ths (150.00) feet to an iron pin found at a southwesterly corner of the land described in the deed of said Pierce to said Reuman, heretofore referenced; thence
- 14) Continuing South sixty-two degrees, twenty-four minutes, fifty-seven second East (S 62° -24' -57" E) along the southerly line of land now or formerly of Reuman, a distance of one hundred twenty-four and 22/100ths (124.22) feet to the iron pin found at the point of beginning.

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Said right of way to be used in common with the owner of the Matranga lot, referenced above.

Also conveying a one-half interest in common and undivided in the land subject to the above described right of way.


The above described parcel or lot contains one hundred, thirty-eight thousand, one hundred twenty (138,120) square feet, more or less, or three and 171/1000ths (3.171) acres. The above described parcel or lot subject to the rights of way described contains thirteen thousand eight hundred sixty (13,860) square feet. Both parcels are part of the premises shown on a survey entitled, "Plan of the Division of Land of Thomas F. Pierce," dated 1/00, Marston Road, Waterville, ME by K & K Land Surveyors, Inc. See also the plan recorded in the Kennebec Registry Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132."

Being the same premises conveyed to Pfister Loving Trust dated February 1, 1990 by Warranty Deed of Thomas F. Pierce dated September 12, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7058, Page 296.

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WITNESS its hand this 2nd day of June, 2005.

Pfister Loving Trust of February 1, 1990

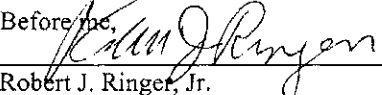

Rhaeto Pfister, Trustee

Witness

State of Maine
Kennebec, ss

June 2, 2005

Then personally appeared the above named **Rhaeto Pfister** and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said trust.

Before me,

Robert J. Ringer, Jr.
Notary Public